

1-1 By: Metcalf (Senate Sponsor - Creighton) H.B. No. 5337
 1-2 (In the Senate - Received from the House May 10, 2023;
 1-3 May 10, 2023, read first time and referred to Committee on Local
 1-4 Government; May 15, 2023, reported favorably by the following
 1-5 vote: Yeas 7, Nays 0; May 15, 2023, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7 Bettencourt	X			
1-8 Springer	X			
1-9 Eckhardt			X	
1-10 Gutierrez			X	
1-11 Hall	X			
1-12 Nichols	X			
1-13 Parker	X			
1-14 Paxton	X			
1-15 West	X			

1-17 A BILL TO BE ENTITLED
 1-18 AN ACT

1-19 relating to the creation of the Montgomery County Municipal Utility
 1-20 District No. 204; granting a limited power of eminent domain;
 1-21 providing authority to issue bonds; providing authority to impose
 1-22 assessments, fees, and taxes.

1-23 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-24 SECTION 1. Subtitle F, Title 6, Special District Local Laws
 1-25 Code, is amended by adding Chapter 8061 to read as follows:

1-26 CHAPTER 8061. MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 204

1-27 SUBCHAPTER A. GENERAL PROVISIONS

1-28 Sec. 8061.0101. DEFINITIONS. In this chapter:

1-29 (1) "Board" means the district's board of directors.

1-30 (2) "Commission" means the Texas Commission on
 1-31 Environmental Quality.

1-32 (3) "Director" means a board member.

1-33 (4) "District" means the Montgomery County Municipal
 1-34 Utility District No. 204.

1-35 Sec. 8061.0102. NATURE OF DISTRICT. The district is a
 1-36 municipal utility district created under Section 59, Article XVI,
 1-37 Texas Constitution.

1-38 Sec. 8061.0103. CONFIRMATION AND DIRECTOR ELECTION
 1-39 REQUIRED. The temporary directors shall hold an election to
 1-40 confirm the creation of the district and to elect five permanent
 1-41 directors as provided by Section 49.102, Water Code.

1-42 Sec. 8061.0104. CONSENT OF MUNICIPALITY REQUIRED. The
 1-43 temporary directors may not hold an election under Section
 1-44 8061.0103 until each municipality in whose corporate limits or
 1-45 extraterritorial jurisdiction the district is located has
 1-46 consented by ordinance or resolution to the creation of the
 1-47 district and to the inclusion of land in the district as required by
 1-48 applicable law.

1-49 Sec. 8061.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.
 1-50 (a) The district is created to serve a public purpose and benefit.

1-51 (b) The district is created to accomplish the purposes of:

1-52 (1) a municipal utility district as provided by
 1-53 general law and Section 59, Article XVI, Texas Constitution; and

1-54 (2) Section 52, Article III, Texas Constitution, that
 1-55 relate to the construction, acquisition, improvement, operation,
 1-56 or maintenance of macadamized, graveled, or paved roads, or
 1-57 improvements, including storm drainage, in aid of those roads.

1-58 Sec. 8061.0106. INITIAL DISTRICT TERRITORY. (a) The
 1-59 district is initially composed of the territory described by
 1-60 Section 2 of the Act enacting this chapter.

1-61 (b) The boundaries and field notes contained in Section 2 of

2-1 the Act enacting this chapter form a closure. A mistake made in the
 2-2 field notes or in copying the field notes in the legislative process
 2-3 does not affect the district's:

- 2-4 (1) organization, existence, or validity;
- 2-5 (2) right to issue any type of bond for the purposes
 2-6 for which the district is created or to pay the principal of and
 2-7 interest on a bond;
- 2-8 (3) right to impose a tax; or
- 2-9 (4) legality or operation.

2-10 SUBCHAPTER B. BOARD OF DIRECTORS

2-11 Sec. 8061.0201. GOVERNING BODY; TERMS. (a) The district is
 2-12 governed by a board of five elected directors.

2-13 (b) Except as provided by Section 8061.0202, directors
 2-14 serve staggered four-year terms.

2-15 Sec. 8061.0202. TEMPORARY DIRECTORS. (a) The temporary
 2-16 board consists of:

- 2-17 (1) Rusty Campbell;
- 2-18 (2) Gordon Richardson;
- 2-19 (3) Greg Eknoyan;
- 2-20 (4) Clint Pendleton; and
- 2-21 (5) Mark Butler.

2-22 (b) Temporary directors serve until the earlier of:

- 2-23 (1) the date permanent directors are elected under
 2-24 Section 8061.0103; or
- 2-25 (2) the fourth anniversary of the effective date of
 2-26 the Act enacting this chapter.

2-27 (c) If permanent directors have not been elected under
 2-28 Section 8061.0103 and the terms of the temporary directors have
 2-29 expired, successor temporary directors shall be appointed or
 2-30 reappointed as provided by Subsection (d) to serve terms that
 2-31 expire on the earlier of:

- 2-32 (1) the date permanent directors are elected under
 2-33 Section 8061.0103; or
- 2-34 (2) the fourth anniversary of the date of the
 2-35 appointment or reappointment.

2-36 (d) If Subsection (c) applies, the owner or owners of a
 2-37 majority of the assessed value of the real property in the district
 2-38 may submit a petition to the commission requesting that the
 2-39 commission appoint as successor temporary directors the five
 2-40 persons named in the petition. The commission shall appoint as
 2-41 successor temporary directors the five persons named in the
 2-42 petition.

2-43 SUBCHAPTER C. POWERS AND DUTIES

2-44 Sec. 8061.0301. GENERAL POWERS AND DUTIES. The district
 2-45 has the powers and duties necessary to accomplish the purposes for
 2-46 which the district is created.

2-47 Sec. 8061.0302. MUNICIPAL UTILITY DISTRICT POWERS AND
 2-48 DUTIES. The district has the powers and duties provided by the
 2-49 general law of this state, including Chapters 49 and 54, Water Code,
 2-50 applicable to municipal utility districts created under Section 59,
 2-51 Article XVI, Texas Constitution.

2-52 Sec. 8061.0303. AUTHORITY FOR ROAD PROJECTS. Under Section
 2-53 52, Article III, Texas Constitution, the district may design,
 2-54 acquire, construct, finance, issue bonds for, improve, operate,
 2-55 maintain, and convey to this state, a county, or a municipality for
 2-56 operation and maintenance macadamized, graveled, or paved roads, or
 2-57 improvements, including storm drainage, in aid of those roads.

2-58 Sec. 8061.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A
 2-59 road project must meet all applicable construction standards,
 2-60 zoning and subdivision requirements, and regulations of each
 2-61 municipality in whose corporate limits or extraterritorial
 2-62 jurisdiction the road project is located.

2-63 (b) If a road project is not located in the corporate limits
 2-64 or extraterritorial jurisdiction of a municipality, the road
 2-65 project must meet all applicable construction standards,
 2-66 subdivision requirements, and regulations of each county in which
 2-67 the road project is located.

2-68 (c) If the state will maintain and operate the road, the
 2-69 Texas Transportation Commission must approve the plans and

3-1 specifications of the road project.
3-2 Sec. 8061.0305. COMPLIANCE WITH MUNICIPAL CONSENT
3-3 ORDINANCE OR RESOLUTION. The district shall comply with all
3-4 applicable requirements of any ordinance or resolution that is
3-5 adopted under Section 54.016 or 54.0165, Water Code, and that
3-6 consents to the creation of the district or to the inclusion of land
3-7 in the district.
3-8 Sec. 8061.0306. DIVISION OF DISTRICT. (a) The board, on
3-9 its own motion or on receipt of a petition signed by the owner or
3-10 owners of a majority of the assessed value of the real property in
3-11 the district, may adopt an order dividing the district.
3-12 (b) An order dividing a district may create one or more new
3-13 districts and may provide for the continuation of the district.
3-14 (c) An order dividing the district shall:
3-15 (1) name any new district;
3-16 (2) include the metes and bounds description of the
3-17 territory of each of the districts;
3-18 (3) appoint temporary directors for any new district;
3-19 and
3-20 (4) provide for the division of assets and liabilities
3-21 between the districts.
3-22 (d) The board may adopt an order dividing the district
3-23 before or after the date the board holds an election to confirm the
3-24 district's creation.
3-25 (e) The district may be divided only if the district:
3-26 (1) has no outstanding bonded debt; and
3-27 (2) is not imposing ad valorem taxes.
3-28 (f) A new district created by the division of the district
3-29 may not, at the time the new district is created, contain any land
3-30 outside the area described by Section 2 of the Act enacting this
3-31 chapter.
3-32 (g) On or before the 30th day after the date of adoption of
3-33 an order dividing the district, the district shall file the order
3-34 with the commission and record the order in the real property
3-35 records of each county in which the district is located.
3-36 (h) This chapter applies to any new district created by the
3-37 division of the district, and a new district has all the powers and
3-38 duties of the district.
3-39 (i) A new district created by the division of the district
3-40 shall hold a confirmation and directors' election.
3-41 (j) If the creation of the new district is confirmed, the
3-42 new district shall provide the election date and results to the
3-43 commission.
3-44 (k) A new district created by the division of the district
3-45 must hold an election as required by this chapter to obtain voter
3-46 approval before the district may impose a maintenance tax or issue
3-47 bonds payable wholly or partly from ad valorem taxes.
3-48 (l) The district may continue to rely on confirmation,
3-49 directors', bond, or tax elections held prior to the division.
3-50 (m) Municipal consent to the creation of the district and to
3-51 the inclusion of land in the district acts as municipal consent to
3-52 the creation of any new district created by the division of the
3-53 district and to the inclusion of land in the new district.
3-54 Sec. 8061.0307. LIMITATION ON USE OF EMINENT DOMAIN. The
3-55 district may not exercise the power of eminent domain outside the
3-56 district to acquire a site or easement for:
3-57 (1) a road project authorized by Section 8061.0303; or
3-58 (2) a recreational facility as defined by Section
3-59 49.462, Water Code.
3-60 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS
3-61 Sec. 8061.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)
3-62 The district may issue, without an election, bonds and other
3-63 obligations secured by:
3-64 (1) revenue other than ad valorem taxes; or
3-65 (2) contract payments described by Section 8061.0403.
3-66 (b) The district must hold an election in the manner
3-67 provided by Chapters 49 and 54, Water Code, to obtain voter approval
3-68 before the district may impose an ad valorem tax or issue bonds
3-69 payable from ad valorem taxes.

4-1 (c) The district may not issue bonds payable from ad valorem
4-2 taxes to finance a road project unless the issuance is approved by a
4-3 vote of a two-thirds majority of the district voters voting at an
4-4 election held for that purpose.

4-5 Sec. 8061.0402. OPERATION AND MAINTENANCE TAX. (a) If
4-6 authorized at an election held under Section 8061.0401, the
4-7 district may impose an operation and maintenance tax on taxable
4-8 property in the district in accordance with Section 49.107, Water
4-9 Code.

4-10 (b) The board shall determine the tax rate. The rate may not
4-11 exceed the rate approved at the election.

4-12 Sec. 8061.0403. CONTRACT TAXES. (a) In accordance with
4-13 Section 49.108, Water Code, the district may impose a tax other than
4-14 an operation and maintenance tax and use the revenue derived from
4-15 the tax to make payments under a contract after the provisions of
4-16 the contract have been approved by a majority of the district voters
4-17 voting at an election held for that purpose.

4-18 (b) A contract approved by the district voters may contain a
4-19 provision stating that the contract may be modified or amended by
4-20 the board without further voter approval.

4-21 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

4-22 Sec. 8061.0501. AUTHORITY TO ISSUE BONDS AND OTHER
4-23 OBLIGATIONS. The district may issue bonds or other obligations
4-24 payable wholly or partly from ad valorem taxes, impact fees,
4-25 revenue, contract payments, grants, or other district money, or any
4-26 combination of those sources, to pay for any authorized district
4-27 purpose.

4-28 Sec. 8061.0502. TAXES FOR BONDS. At the time the district
4-29 issues bonds payable wholly or partly from ad valorem taxes, the
4-30 board shall provide for the annual imposition of a continuing
4-31 direct ad valorem tax, without limit as to rate or amount, while all
4-32 or part of the bonds are outstanding as required and in the manner
4-33 provided by Sections 54.601 and 54.602, Water Code.

4-34 Sec. 8061.0503. BONDS FOR ROAD PROJECTS. At the time of
4-35 issuance, the total principal amount of bonds or other obligations
4-36 issued or incurred to finance road projects and payable from ad
4-37 valorem taxes may not exceed one-fourth of the assessed value of the
4-38 real property in the district.

4-39 SECTION 2. The Montgomery County Municipal Utility District
4-40 No. 204 initially includes all the territory contained in the
4-41 following area:

4-42 Being the 2506.15 acres of land, situated in the SAMUEL
4-43 LINDLEY SURVEY, A-23, JOSE MARIA DE LA GARZA GRANT, A-15, RICHARD
4-44 WILLIAMS SURVEY, A-596 and the T.C. STEVENS SURVEY, A-525,
4-45 Montgomery County, Texas and being:

4-46 1. Part of a called 1432.5101 acre tract of land described
4-47 as PARCEL 4 in a Special Warranty Deed dated April 25, 2018 from
4-48 Apitx 5 LLC to Michael G. Manners, Trustee of the Michael G. Manners
4-49 Revocable Trust Dated September 8, 2017 recorded in Volume 1322,
4-50 Page 463, Official Public Records, Montgomery County, Texas
4-51 (MCOPR);

4-52 2. All of a called 532.4888 acre tract of land described as
4-53 PARCEL 1 in said Deed dated April 25, 2018 from Apitx 5 LLC to
4-54 Michael G. Manners, Trustee of the Michael G. Manners Revocable
4-55 Trust Dated September 8, 2017 recorded in Volume 1322, Page 463,
4-56 MCOPR;

4-57 3. All of a called 66.3792 acre tract of land described in a
4-58 Deed dated December 8, 2017 from Maria De La Luz Ortiz, et vir to
4-59 Michael G. Manners, Trustee of the Michael G. Manners Revocable
4-60 Trust recorded under Clerk's File Number (CFN) 2017111540, MCOPR;

4-61 4. All of the following four (4) tracts described in a Deed
4-62 dated October 15, 2014 from Harry N. Kerr and Rendy Kerr to Michael
4-63 G. Manners recorded under CFN 2017111540, MCOPR:

- 4-64 ● PARCEL ONE (1) 187.56 acre tract of land,
- 4-65 ● PARCEL TWO (2) 131.49 acre tract of land,
- 4-66 ● PARCEL THREE (3) 104.94 acre tract of land,
- 4-67 ● PARCEL FOUR (4) 85.32 acre tract of land;

4-68 Said 2506.15 acres being all of the 2510.10 acre tract
4-69 described hereafter, SAVE AND EXCEPT 3.95 acres within the fenced

5-1 margin of Rogers Road, a.k.a. Old Willis New Waverly Road (county
5-2 maintained asphalt surface), described hereinafter the below
5-3 description;
5-4 Said 2510.10 acres being more definitely described by metes
5-5 and bounds as follows:
5-6 BEGINNING at the northernmost west corner of the said
5-7 1432.5101 acre Manners tract and this tract, the northernmost
5-8 corner of a called 132.3296 acre tract of land described in a Deed
5-9 to Edward E. Hartline, et ux recorded under CFN 9656185, MCOPR, the
5-10 easternmost corner of a called 9.333 acre tract of land described in
5-11 a Deed to Edward E. Hartline and Deborah W. Hartline recorded under
5-12 CFN 2001052161, MCOPR and the southernmost corner of a called 45.19
5-13 acre tract of land described in a Deed to Francine Stewart recorded
5-14 under CFN 56023, Official Public Records of Walker County, TX
5-15 (WCOPR);
5-16 THENCE N 65°41'07" E, a distance of 884.12 feet <calculated>
5-17 with the following boundary lines:
5-18 ● a northwesterly line of the said 1432.5101 acre Manners
5-19 tract and this tract,
5-20 ● the south east line of the said 45.19 acre Stewart tract,
5-21 to a point for corner of the following tracts:
5-22 ● in the northernmost northwest line of the said 1432.5101
5-23 acre Manners tract and a west angle corner in the westerly north
5-24 line this tract,
5-25 ● in the southerly line of the said 45.19 acre Stewart
5-26 tract,
5-27 ● in the common line of the SAMUEL LINDLEY SURVEY, A-23
5-28 (Montgomery County) and A-29 (Walker County),
5-29 ● in the approximate Montgomery County/Walker County line;
5-30 THENCE N 87°31'06" E, across the said 1432.5101 acre Manners
5-31 tract, a distance of 1394.41 feet <calculated based upon GIS data,
5-32 see note no. 3> with the following boundary lines:
5-33 ● the westerly north line of this tract,
5-34 ● the common line of the SAMUEL LINDLEY SURVEY, A-23
5-35 (Montgomery County) and A-29 (Walker County),
5-36 ● the approximate Montgomery County/Walker County line, to
5-37 a point for corner of the following tracts:
5-38 ● in a northerly interior line of the said 1432.5101 acre
5-39 Manners tract and a northeast corner of this tract,
5-40 ● the approximate northwest corner of the said JOSE MARIA DE
5-41 LA GARZA GRANT, A-15,
5-42 ● in the southwesterly line of a called 30.6 acre tract of
5-43 land described in a Deed to Francine F. Stewart recorded under Inst.
5-44 57729, WCOPR;
5-45 THENCE S 24°31'02" E, a distance of 394.55 feet <calculated>
5-46 with the following boundary lines:
5-47 ● a northerly interior line of the said 1432.5101 acre
5-48 Manners tract and this tract,
5-49 ● the common line of the said JOSE MARIA DE LA GARZA GRANT,
5-50 A-15 and the said SAMUEL LINDLEY SURVEY, A-23,
5-51 ● the southwesterly line of the said 30.6 acre Stewart
5-52 tract,
5-53 to a point for corner of the following tracts:
5-54 ● the northernmost interior ell corner of the said 1432.5101
5-55 acre Manners tract and this tract,
5-56 ● the southernmost corner of the said 30.6 acre Stewart
5-57 tract;
5-58 THENCE N 65°30'38" E, a distance of 975.97 feet with the
5-59 following boundary lines:
5-60 ● a northerly interior line of the said 1432.5101 acre
5-61 Manners tract and this tract,
5-62 ● the southeasterly line of the said 30.6 acre Stewart
5-63 tract,
5-64 to a point for corner of the following tracts:
5-65 ● in a northerly interior line of the said 1432.5101 acre
5-66 Manners tract and an exterior angle corner in the easterly north
5-67 line of this tract,
5-68 ● in the southeasterly line of the said 30.6 acre Stewart
5-69 tract,

6-1 ● in the common line of the said JOSE MARIA DE LA GARZA
6-2 GRANT, A-15 (Montgomery County) and A-22 (Walker County),
6-3 ● in said approximate Montgomery County/Walker County line;
6-4 THENCE N 87°31'06" E, across the said 1432.5101 acre Manners
6-5 tract, a distance of 533.70 feet <calculated based upon GIS data,
6-6 see note no. 3> with the following boundary lines:
6-7 ● the easterly north line of this tract,
6-8 ● the common line of the said JOSE MARIA DE LA GARZA GRANT,
6-9 A-15 (Montgomery County) and A-22 (Walker County),
6-10 ● the said approximate Montgomery County/Walker County
6-11 line,
6-12 to a point for corner of the following tracts:
6-13 ● in a northeasterly line of the said 1432.5101 acre Manners
6-14 tract and an angle corner in the easterly north line of this tract,
6-15 ● in the common line of the said JOSE MARIA DE LA GARZA
6-16 GRANT, A-15 (Montgomery County) and A-22 (Walker County),
6-17 ● in the said approximate Montgomery County/Walker County
6-18 line;
6-19 ● in an interior line of a called 50.23 acre tract of land
6-20 described as Tract 2 in a Deed to Richard William Buckner recorded
6-21 in Vol. 702, pg. 59, MCOPR;
6-22 THENCE S 58°32'55" E, a distance of 74.17 feet with the
6-23 following boundary lines:
6-24 ● the northernmost northeast line of the said 1432.5101 acre
6-25 Manners tract and this tract,
6-26 ● an interior line of the said 50.23 acre Buckner tract,
6-27 to a point for corner of the following tracts:
6-28 ● a northeasterly angle corner of the said 1432.5101 acre
6-29 Manners tract and this tract,
6-30 ● a westerly interior angle corner of the said 50.23 acre
6-31 Buckner tract;
6-32 THENCE S 13°37'55" W, a distance of 940.82 feet with the
6-33 following boundary lines:
6-34 ● a northerly east line of the said 1432.5101 acre Manners
6-35 tract and this tract,
6-36 ● a south west line of the said 50.23 acre Buckner tract,
6-37 to a point for corner of the following tracts:
6-38 ● a northeasterly angle corner of the said 1432.5101 acre
6-39 Manners tract and this tract,
6-40 ● the southernmost southwest corner of the said 50.23 acre
6-41 Buckner tract,
6-42 ● in the westernmost north line of a called 199.62 acre
6-43 tract of land described in a Deed to David W. Thompson and Lisa Ann
6-44 Thompson recorded under CFN 2018005335, MCOPR;
6-45 THENCE S 88°54'31" W, a distance of 134.13 feet with the
6-46 following boundary lines:
6-47 ● the northernmost south line of the said 1432.5101 acre
6-48 Manners tract and this tract,
6-49 ● the southernmost north line of the said 199.62 acre
6-50 Thompson tract,
6-51 to a point in the center of Chicken Creek for corner of the
6-52 following tracts:
6-53 ● a northeasterly interior angle corner of the said
6-54 1432.5101 acre Manners tract and this tract,
6-55 ● the southernmost northwest corner of the said 199.62 acre
6-56 Thompson tract;
6-57 THENCE S 16°14'50" W, a distance of 1214.37 feet with the
6-58 following boundary lines:
6-59 ● a northerly east line of the said 1432.5101 acre Manners
6-60 tract and this tract,
6-61 ● a west line of the said 199.62 acre Thompson tract,
6-62 to a point for corner of the following tracts:
6-63 ● an easterly interior angle corner of the said 1432.5101
6-64 acre Manners tract and this tract,
6-65 ● the westernmost corner of the said 199.62 acre Thompson
6-66 tract;
6-67 THENCE S 24°54'33" E, a distance of 1140.32 feet with the
6-68 following boundary lines:
6-69 ● an easterly interior line of the said 1432.5101 acre

7-1 Manners tract and this tract,
7-2 ● the southernmost west line of the said 199.62 acre
7-3 Thompson tract,
7-4 ● the common line of the said JOSE MARIA DE LA GARZA GRANT,
7-5 A-15 and the said SAMUEL LINDLEY SURVEY, A-23,
7-6 to a point for corner of the following tracts:
7-7 ● an easterly interior ell corner of the said 1432.5101 acre
7-8 Manners tract and this tract,
7-9 ● the southwest corner of the said 199.62 acre Thompson
7-10 tract;
7-11 THENCE N 65°38'47" E, a distance of 839.59 feet with the
7-12 following boundary lines:
7-13 ● an easterly north line of the said 1432.5101 acre Manners
7-14 tract and this tract,
7-15 ● the southerly line of the said 199.62 acre Thompson tract,
7-16 to a point for corner of the following tracts:
7-17 ● an easterly northeast corner of the said 1432.5101 acre
7-18 Manners tract and this tract,
7-19 ● in the southerly line of the said 199.62 acre Thompson
7-20 tract,
7-21 ● the westernmost corner of a called 67.542 acre tract of
7-22 land described in a Deed to Donnie O. Chumley, et ux recorded under
7-23 Film Code Number (FCN) 472-01-2169, Official Public Records of Real
7-24 Property, Montgomery County, TX (MCRPR);
7-25 THENCE S 25°05'13" E, a distance of 3498.14 feet with the
7-26 following boundary lines:
7-27 ● an east line of the said 1432.5101 acre Manners tract and
7-28 this tract,
7-29 ● the west line of the said 67.542 acre Chumley tract,
7-30 ● the southernmost westerly line of a called 30.00 acre
7-31 tract of land described in a Deed to Glen E. Koy, Jr. recorded under
7-32 FCN 743-01-1612, MCRPR,
7-33 ● the westerly line of a called 10.00 acre tract of land
7-34 described in a Deed to James A. Hammons, et ux recorded under FCN
7-35 323-01-2205, MCRPR,
7-36 ● the westerly line of a called 10.00 acre tract of land
7-37 described in a Deed to James T. Hammons, et ux recorded under FCN
7-38 452-13-1112, MCOPR,
7-39 ● the westerly line of a called 9.95 acre tract of land
7-40 described in a Deed to James T. Hammons recorded under CFN
7-41 2018095675, MCOPR,
7-42 ● the northernmost west line of a called 29.90 acre tract of
7-43 land described in a Deed to Matthew S. Herridge recorded under CFN
7-44 2018090717, MCOPR,
7-45 to a point for corner of the following tracts:
7-46 ● a southeast corner of the said 1432.5101 acre Manners
7-47 tract and this tract,
7-48 ● a westerly interior ell corner of the said 29.90 acre
7-49 Herridge tract;
7-50 THENCE S 62°57'14" W, a distance of 920.75 feet with the
7-51 following boundary lines:
7-52 ● an easterly southeast line of the said 1432.5101 acre
7-53 Manners tract and this tract,
7-54 ● the lower northwest line of the said 29.90 acre Herridge
7-55 tract,
7-56 to a point for corner of the following tracts:
7-57 ● an easterly interior ell corner of the said 1432.5101 acre
7-58 Manners tract and this tract,
7-59 ● the westernmost corner of the said 29.90 acre Herridge
7-60 tract,
7-61 ● in the common line of the said JOSE MARIA DE LA GARZA
7-62 GRANT, A-15 and the said SAMUEL LINDLEY SURVEY, A-23;
7-63 THENCE S 25°14'14" E, a distance of 3418.55 feet with the
7-64 following boundary lines:
7-65 ● an easterly northeast line of the said 1432.5101 acre
7-66 Manners tract and this tract,
7-67 ● the westerly southwest line of the said 29.90 acre
7-68 Herridge tract,
7-69 ● the common line of the said JOSE MARIA DE LA GARZA GRANT,

8-1 A-15 and the said SAMUEL LINDLEY SURVEY, A-23,
8-2 ● the westerly line of a called 20.000 acre tract of land
8-3 described in a Deed to Glen E. Koy, et ux recorded under CFN
8-4 9676130, MCRPR,
8-5 ● the westerly line of a called 16.416 acre tract of land
8-6 described in a Deed to Glen Koy and Janice Koy recorded under CFN
8-7 2004112851, MCRPR,
8-8 ● the westerly line of a called 4.933 acre tract of land
8-9 described in a Deed to Chad William Baylor recorded under CFN
8-10 2011077678, MCOPR,
8-11 ● the westerly line of a called 4.0000 acre tract of land
8-12 described in a Deed to Rubin Allen Wood, et ux recorded under CFN
8-13 201108049, MCOPR,
8-14 ● the westerly line of a called 1.63 acre tract of land
8-15 described in a Deed to Halbert L. Martin, Sr. and Kathryn L. Martin
8-16 recorded under CFN 2015039488, MCOPR,
8-17 to a point for corner of the following tracts:
8-18 ● an easterly angle corner of the said 1432.5101 acre
8-19 Manners tract and this tract,
8-20 ● in the common line of the said JOSE MARIA DE LA GARZA
8-21 GRANT, A-15 and the said SAMUEL LINDLEY SURVEY, A-23,
8-22 ● in the fenced west margin of said Rogers Road;
8-23 THENCE S 26°59'30" E, across the fenced margins of said Rogers
8-24 Road, a distance of 174.33 feet <calculated> to a point for corner
8-25 of the following tracts;
8-26 ● the northernmost corner of the said 532.4888 acre Manners
8-27 tract and an easterly angle corner of this tract,
8-28 ● in the common line of the said JOSE MARIA DE LA GARZA
8-29 GRANT, A-15 and the said SAMUEL LINDLEY SURVEY, A-23,
8-30 ● in the fenced east margin of said Rogers Road,
8-31 ● the westernmost northwest corner of Mt. Zion Acres
8-32 Subdivision according to Plat recorded in Cabinet D, Sheet 108-B
8-33 and also recorded under CFN 8311986;
8-34 THENCE S 25°40'43" E, a distance of 1275.80 feet with the
8-35 following boundary lines:
8-36 ● a westerly northeast line of the said 532.4888 acre
8-37 Manners tract and an interior northeast line of this tract,
8-38 ● the westernmost line of the said Mt. Zion Acres
8-39 Subdivision,
8-40 ● the common line of the said JOSE MARIA DE LA GARZA GRANT,
8-41 A-15 and the said SAMUEL LINDLEY SURVEY, A-23,
8-42 to a point for corner of the following tracts:
8-43 ● a westerly interior angle corner of the said 532.4888 acre
8-44 Manners tract and a central interior angle corner of this tract,
8-45 ● the westernmost southwest corner of the said Mt. Zion
8-46 Acres Subdivision,
8-47 ● in the common line of the said JOSE MARIA DE LA GARZA
8-48 GRANT, A-15 and the said SAMUEL LINDLEY SURVEY, A-23;
8-49 THENCE S 88°39'00" E, a distance of 527.46 feet with the
8-50 following boundary lines:
8-51 ● the westernmost north line of the said 532.4888 acre
8-52 Manners tract and an central north line of this tract,
8-53 ● the westernmost south line of the said Mt. Zion Acres
8-54 Subdivision,
8-55 to a point for corner of the following tracts:
8-56 ● the westernmost northeast corner of the said 532.4888 acre
8-57 Manners tract and a northeast corner of this tract,
8-58 ● a southerly interior angle corner of the said Mt. Zion
8-59 Acres Subdivision;
8-60 THENCE S 25°03'48" E, a distance of 398.07 feet with the
8-61 following boundary lines:
8-62 ● a northerly interior line of the said 532.4888 acre
8-63 Manners tract and this tract,
8-64 ● the southernmost west line of the said Mt. Zion Acres
8-65 Subdivision,
8-66 to a point for corner of the following tracts:
8-67 ● a northerly interior angle corner of the said 532.4888
8-68 acre Manners tract and this tract,
8-69 ● the southernmost southwest corner of the said Mt. Zion

9-1 Acres Subdivision;

9-2 THENCE S 87°44'57" E, a distance of 477.38 feet with the

9-3 following boundary lines:

9-4 ● a north line of the said 532.4888 acre Manners tract and

9-5 this tract,

9-6 ● the southernmost line of the said Mt. Zion Acres

9-7 Subdivision,

9-8 to a point for corner of the following tracts:

9-9 ● in a north line of the said 532.4888 acre Manners tract and

9-10 this tract,

9-11 ● the southeast corner of the said Mt. Zion Acres

9-12 Subdivision,

9-13 ● the southwest corner of the said 66.3792 acre Manners

9-14 tract;

9-15 THENCE N 22°23'08" W, a distance of 2871.09 feet with the

9-16 following boundary lines:

9-17 ● the west line of the said 66.3792 acre Manners tract and a

9-18 west line of this tract,

9-19 ● the east line of the said Mt. Zion Acres Subdivision,

9-20 to a point for corner of the following tracts:

9-21 ● the northwest corner of the said 66.3792 acre Manners

9-22 tract and a lower northwest corner of this tract,

9-23 ● the northeast corner of the said Mt. Zion Acres

9-24 Subdivision,

9-25 ● in the south margin of Mt. Zion Road (a county maintained

9-26 asphalt surface);

9-27 THENCE S 87°44'03" E, a distance of 1089.77 feet with the

9-28 following boundary lines:

9-29 ● the north line of the said 66.3792 acre Manners tract and a

9-30 north line of this tract,

9-31 ● the south margin of said Mt. Zion Road,

9-32 to a point for corner of the following tracts:

9-33 ● the northeast corner of the said 66.3792 acre Manners

9-34 tract and a northeast corner of this tract,

9-35 ● in the south margin of said Mt. Zion Road,

9-36 ● the northwest corner of a called 4.00 acre tract described

9-37 in a Deed to John Wesley Castine recorded under CFN 2011071469,

9-38 MCOPR;

9-39 THENCE S 22°32'05" E, a distance of 874.15 feet with the

9-40 following boundary lines:

9-41 ● an east line of the said 66.3792 acre Manners tract and

9-42 this tract,

9-43 ● the west line of the said 4.00 acre Castine tract,

9-44 to a point for corner of the following tracts:

9-45 ● an angle corner of the said 66.3792 acre Manners tract and

9-46 this tract,

9-47 ● the southwest corner of the said 4.00 acre Castine tract,

9-48 ● the westernmost northwest corner of a called 44.5 acre

9-49 tract conveyed to Ian Martin Gerrard recorded under CFN 2018099526,

9-50 MCOPR and being more particularly described in a Deed recorded in

9-51 Vol. 483, pg. 485, Deed Records of Montgomery County, TX (MCDR);

9-52 THENCE S 22°35'50" E, a distance of 1126.95 feet with the

9-53 following boundary lines:

9-54 ● an east line of the said 66.3792 acre Manners tract and

9-55 this tract,

9-56 ● the west line of the said 44.5 acre Gerrard tract,

9-57 to a point for corner of the following tracts:

9-58 ● an angle corner of the said 66.3792 acre Manners tract and

9-59 this tract,

9-60 ● the southwest corner of the said 44.5 acre Gerrard tract,

9-61 ● the easternmost northwest corner of the said 532.4888 acre

9-62 Manners tract;

9-63 THENCE N 89°38'34" E, a distance of 1363.00 feet with the

9-64 following boundary lines:

9-65 ● a north line of the said 532.4888 acre Manners tract and

9-66 this tract,

9-67 ● the south line of the said 44.5 acre Gerrard tract,

9-68 to a point for corner of the following tracts:

9-69 ● a northeast corner of the said 532.4888 acre Manners tract

10-1 and this tract,
 10-2 ● in the south line of the said 44.5 acre Gerrard tract,
 10-3 ● the southernmost northwest corner of a called 57.790 acre
 10-4 tract of land described in a Deed to Jacob Slott recorded under CFN
 10-5 2017071820, MCOPR;
 10-6 THENCE S 14°49'59" E, a distance of 901.02 feet with the
 10-7 following boundary lines:
 10-8 ● an east line of the said 532.4888 acre Manners tract and
 10-9 this tract,
 10-10 ● the west line of the said 57.790 acre Slott tract,
 10-11 to a point for corner of the following tracts:
 10-12 ● an interior corner of the said 532.4888 acre Manners tract
 10-13 and this tract,
 10-14 ● the westernmost southwest corner of the said 57.790 acre
 10-15 Slott tract;
 10-16 THENCE S 87°45'59" E, a distance of 194.05 feet with the
 10-17 following boundary lines:
 10-18 ● an easterly north line of the said 532.4888 acre Manners
 10-19 tract and this tract,
 10-20 ● a south line of the said 57.790 acre Slott tract,
 10-21 to a point for corner of the following tracts:
 10-22 ● an angle corner of the said 532.4888 acre Manners tract
 10-23 and this tract,
 10-24 ● in a south line of the said 57.790 acre Slott tract;
 10-25 ● the northwest corner of a called 55.5169 acre tract of
 10-26 land described in a Deed to Jacob Slott recorded under CFN
 10-27 2018057080, MCOPR;
 10-28 THENCE generally in a southerly direction, with an east line
 10-29 of the said 532.4888 acre Manners tract and of this tract and the
 10-30 westerly line of the said 55.5169 acre Slott tract, the following
 10-31 five (5) calls:
 10-32 ● S 39°40'05" E, a distance of 437.68 feet to a point for
 10-33 corner,
 10-34 ● S 14°13'08" E, a distance of 84.58 feet to a point for
 10-35 corner,
 10-36 ● S 16°28'28" W, a distance of 289.38 feet to a point for
 10-37 corner,
 10-38 ● S 27°16'56" W, a distance of 648.82 feet to a point for
 10-39 corner,
 10-40 ● S 25°42'27" W, a distance of 1411.29 feet to a point for
 10-41 corner in the center of Little Caney Creek;
 10-42 THENCE generally in an easterly direction with the center of
 10-43 said Little Caney Creek, with a lower north line of the said
 10-44 532.4888 acre Manners tract and of this tract and the south line of
 10-45 the said 55.5169 acre Slott tract, the following eleven (11) calls:
 10-46 1) S 58°09'36" E, a distance of 260.72 feet to a point for
 10-47 corner,
 10-48 2) N 25°57'38" E, a distance of 230.21 feet to a point for
 10-49 corner,
 10-50 3) S 76°55'51" E, a distance of 62.79 feet to a point for
 10-51 corner,
 10-52 4) N 82°18'25" E, a distance of 250.28 feet to a point for
 10-53 corner,
 10-54 5) S 65°20'13" E, a distance of 341.62 feet to a point for
 10-55 corner,
 10-56 6) N 23°34'04" E, a distance of 133.93 feet to a point for
 10-57 corner,
 10-58 7) N 74°54'27" E, a distance of 209.23 feet to a point for
 10-59 corner,
 10-60 8) S 77°34'31" E, a distance of 104.01 feet to a point for
 10-61 corner,
 10-62 9) S 23°52'36" W, a distance of 145.46 feet to a point for
 10-63 corner,
 10-64 10) S 23°19'34" E, a distance of 147.34 feet to a point for
 10-65 corner,
 10-66 11) S 66°15'17" E, a distance of 271.00 feet to a point for
 10-67 the southernmost northeast corner of the said 532.4888 acre Manners
 10-68 tract, a lower northeast corner of this tract, the southernmost
 10-69 corner of the said 55.5169 acre Slott tract, in the center of said

11-1 Little Caney Creek and in the westernmost line of a called 250 acre
 11-2 tract of land described in a Deed to Henry L. Pratt and Arthur C.
 11-3 Pratt recorded in Vol. 194, pg. 192, MCDR;
 11-4 THENCE S 00°25'07" W, a distance of 808.32 feet with the
 11-5 following boundary lines:
 11-6 ● the easternmost line of the said 532.4888 acre Manners
 11-7 tract and an east line of this tract,
 11-8 ● the westernmost line of the said 250 acre Pratt tract,
 11-9 to a point for corner of the following tracts:
 11-10 ● an angle corner in the easternmost line of the said
 11-11 532.4888 acre Manners tract and a central interior ell corner of
 11-12 this tract,
 11-13 ● the southwest corner of the said 250 acre Pratt tract,
 11-14 ● the northwest corner of the said 187.56 acre Manners
 11-15 tract;
 11-16 THENCE S 89°05'15" E, a distance of 2447.10 feet with the
 11-17 following boundary lines:
 11-18 ● the north line of the said 187.56 acre Manners tract and a
 11-19 north line of this tract,
 11-20 ● the south line of the said 250 acre Pratt tract,
 11-21 to a point in the center of Caney Creek for corner of the
 11-22 following tracts:
 11-23 ● an angle corner in the north line of the said 187.56 acre
 11-24 Manners tract and a central angle corner of this tract,
 11-25 ● in the south line of the said 250 acre Pratt tract,
 11-26 ● the northwest corner of a called 15.00 acre tract of land
 11-27 described in a Deed to Sue Ellen Dewees Gibson recorded under FCN
 11-28 957-01-2189, MCRPR;
 11-29 THENCE generally in a southerly direction with the center of
 11-30 said Caney Creek and with the east line of the following tracts:
 11-31 ● the said 187.56 acre Manners tract,
 11-32 ● the said 131.49 acre Manners tract,
 11-33 same being the west line of the following tracts:
 11-34 ● the said 15.00 acre Gibson tract,
 11-35 ● the residue of a called 218.401 acre tract of land
 11-36 described as Tract 2 in a Deed to Ellen Stewart Dewees recorded in
 11-37 Vol. 764, pg. 819, MCDR,
 11-38 ● a called 153.695 acre tract of land described as Tract 1 in
 11-39 a Deed to Lonny Carmen Dewees, Jr., also recorded in said Vol. 764,
 11-40 pg. 819, MCDR,
 11-41 and establishing the easternmost line of this tract, the
 11-42 following twenty-six (26) calls:
 11-43 1) S 47°35'47" E, a distance of 369.51 feet to a point for
 11-44 corner,
 11-45 2) S 05°34'58" E, a distance of 80.55 feet to a point for
 11-46 corner,
 11-47 3) S 22°06'00" W, a distance of 174.59 feet to a point for
 11-48 corner,
 11-49 4) S 68°23'25" E, a distance of 246.43 feet to a point for
 11-50 corner,
 11-51 5) S 20°57'28" W, a distance of 472.28 feet to a point for
 11-52 corner,
 11-53 6) S 38°49'39" E, a distance of 172.36 feet to a point for
 11-54 corner,
 11-55 7) S 31°38'49" W, a distance of 313.29 feet to a point for
 11-56 corner,
 11-57 8) N 86°53'33" E, a distance of 339.86 feet to a point for
 11-58 corner,
 11-59 9) S 07°55'58" W, a distance of 192.47 feet to a point for
 11-60 corner,
 11-61 10) S 01°11'55" E, a distance of 354.49 feet to a point for
 11-62 corner,
 11-63 11) S 57°37'12" E, a distance of 60.18 feet to a point for
 11-64 corner in the called intersection of Caney Creek and Bee Creek, at
 11-65 the southeast corner of the said 187.56 acre Manners tract, a
 11-66 northerly angle corner of the said 131.49 acre Manners tract and a
 11-67 southwesterly angle corner of the said residue of 218.401 acre
 11-68 Dewees tract,
 11-69 12) N 76°07'45" E, a distance of 572.30 feet to a point for

12-1 corner,
 12-2 13) N 87°59'39" E, a distance of 94.34 feet to a point for
 12-3 corner,
 12-4 14) S 30°56'42" E, a distance of 102.96 feet to a point for
 12-5 corner,
 12-6 15) S 09°04'20" W, a distance of 119.06 feet to a point for
 12-7 corner,
 12-8 16) S 74°35'08" E, a distance of 320.44 feet to a point for
 12-9 corner,
 12-10 17) S 47°00'21" E, a distance of 70.61 feet to a point for
 12-11 corner,
 12-12 18) S 01°15'09" W, a distance of 217.80 feet to a point for
 12-13 corner,
 12-14 19) S 45°44'15" W, a distance of 496.51 feet to a point for
 12-15 corner,
 12-16 20) S 21°42'10" E, a distance of 121.03 feet to a point for
 12-17 corner,
 12-18 21) S 26°42'53" E, a distance of 243.78 feet to a point for
 12-19 corner,
 12-20 22) S 20°55'35" E, a distance of 168.98 feet to a point for
 12-21 corner,
 12-22 23) N 77°52'34" E, a distance of 168.03 feet to a point for
 12-23 corner,
 12-24 24) S 35°33'58" E, a distance of 253.63 feet to a point for
 12-25 corner,
 12-26 25) S 25°35'00" W, a distance of 260.82 feet to a point for
 12-27 corner,
 12-28 26) S 26°50'22" E, a distance of 192.61 feet to a point for
 12-29 the easternmost southeast corner of the said 131.49 acre Manners
 12-30 tract and this tract, an angle corner in the west line of the said
 12-31 153.695 acre Dewees, Jr. tract and the northernmost corner of a
 12-32 called 70.000 acre tract of land described in a Deed to Ed H. Red, et
 12-33 ux recorded under FCN 532-01-0235, MCRPR;
 12-34 THENCE S 64°56'17" W, with the following boundary lines:
 12-35 ● the southernmost southeast line of the said 131.49 acre
 12-36 Manners tract and a southeast line of this tract,
 12-37 ● the northwest line of the said 70.000 acre Red tract,
 12-38 at 1996.36 feet, a point for corner of the following tracts:
 12-39 ● the southernmost southwest corner of the said 131.49 acre
 12-40 Manners tract,
 12-41 ● in the northwest line of the said 70.000 acre Red tract,
 12-42 ● the easternmost corner of the said 85.32 acre Manners
 12-43 tract,
 12-44 ● in a southeast line of this tract,
 12-45 continue with the following boundary lines:
 12-46 ● the easternmost south line of the said 85.32 acre Manners
 12-47 tract and a southwest line of this tract,
 12-48 ● the northwest line of the said 70.000 acre Red tract,
 12-49 at a TOTAL DISTANCE OF 3133.99 FEET to a point for corner of
 12-50 the following tracts:
 12-51 ● an easterly interior ell corner of the said 85.32 acre
 12-52 Manners tract and a southerly interior ell corner of this tract,
 12-53 ● the northwest corner of the said 70.000 acre Red tract
 12-54 ● in the common line of the said JOSE MARIA DE LA GARZA
 12-55 GRANT, A-15 and the said T.C. STEVENS SURVEY, A-525;
 12-56 THENCE S 25°06'06" E, a distance of 2100.00 feet with the
 12-57 following boundary lines:
 12-58 ● the southernmost east line of the said 85.32 acre Manners
 12-59 tract and this tract,
 12-60 ● the westernmost line of the said 70.000 acre Red tract,
 12-61 to a point for corner of the following tracts:
 12-62 ● the southernmost east corner of the said 85.32 acre
 12-63 Manners tract and this tract,
 12-64 ● the southernmost corner of the said 70.000 acre Red tract
 12-65 ● in the northwest margin of Farm-to-Market Road No. 1097;
 12-66 THENCE S 47°04'59" W, a distance of 1137.91 feet with the
 12-67 following boundary lines:
 12-68 ● the southernmost southeast line of the said 85.32 acre
 12-69 Manners tract and this tract,

13-1 ● the northwest margin of said F.M. 1097,
13-2 to a point for corner of the following tracts:
13-3 ● an angle corner in the southernmost southwest line of the
13-4 said 85.32 acre Manners tract and this tract,
13-5 ● an angle corner in the northwest margin of said F.M. 1097;
13-6 THENCE with a curve to the right, having an arc length of
13-7 557.49 feet, a radius of 7595.18 feet, a chord bearing of S 49°11'09"
13-8 W and a chord length of 557.36 feet and with the following boundary
13-9 lines:
13-10 ● the southernmost southwest line of the said 85.32 acre
13-11 Manners tract and this tract,
13-12 ● the northwest margin of F.M. 1097,
13-13 to a point for corner of the following tracts:
13-14 ● the southernmost corner of the said 85.32 acre Manners
13-15 tract and this tract,
13-16 ● the northwest margin of said F.M. 1097,
13-17 ● in the common line of the said JOSE MARIA DE LA GARZA
13-18 GRANT, A-15 and the said T.C. STEVENS SURVEY, A-525,
13-19 ● the easternmost corner of a called 4.5210 acre tract of
13-20 land conveyed to Jimmy R. Moore, et ux, recorded under FCN
13-21 923-01-2387, MCRPR and more particularly described under CFN
13-22 8728136, MCRPR;
13-23 THENCE N 23°50'53" W, with the following boundary lines:
13-24 ● the southernmost westerly line of the said 85.32 acre
13-25 Manners tract and this tract,
13-26 ● the easterly line of the said 4.5210 acre Moore tract,
13-27 ● the common line of the said JOSE MARIA DE LA GARZA GRANT,
13-28 A-15 and the said T.C. STEVENS SURVEY, A-525,
13-29 at 507.39 feet, a point for corner of the following tracts:
13-30 ● the southernmost northwest corner of the said 85.32 acre
13-31 Manners tract and an angle corner in a southwest line of this tract,
13-32 ● in the easterly line of the said 4.5210 acre Moore tract,
13-33 ● the southernmost corner of the said 104.94 acre Manners
13-34 tract,
13-35 ● in the common line of the said JOSE MARIA DE LA GARZA
13-36 GRANT, A-15 and the said T.C. STEVENS SURVEY, A-525,
13-37 continue with the following boundary lines:
13-38 ● the southernmost westerly line of the said 104.94 acre
13-39 Manners tract and this tract,
13-40 ● the easterly line of the said 4.5210 acre Moore tract,
13-41 ● the common line of the said JOSE MARIA DE LA GARZA GRANT,
13-42 A-15 and the said T.C. STEVENS SURVEY, A-525,
13-43 ● the easterly line of a called 2.467 acre tract of land
13-44 described in a Deed to Scott Allen Baker and Angela Marie Cherry
13-45 recorded under FCN 750-10-0608, MCRPR,
13-46 ● the easterly line of a called 2.890 acre tract of land
13-47 described in a Deed to Dewayne Marshall, et ux recorded under FCN
13-48 096-00-1649, MCRPR,
13-49 ● the easterly line of a called 1.9991 acre tract of land
13-50 described in a Deed to C. Dewayne Marshall recorded under FCN
13-51 715-01-1507, MCRPR,
13-52 ● the easterly line of a called 2.00017 acre tract of land
13-53 described in a Deed to Albert E. Munn recorded in Vol. 590, pg. 176,
13-54 MCDR,
13-55 ● the easterly line of a called 75.837 acre tract of land
13-56 described in a Deed to Glenn A. Johnson recorded under FCN
13-57 667-10-2479, MCRPR,
13-58 at a TOTAL DISTANCE OF 2876.60 FEET to a point for corner of
13-59 the following tracts:
13-60 ● the southernmost interior angle corner of the said 104.94
13-61 acre Manners tract and this tract,
13-62 ● the northeast corner of the said 75.837 acre Johnson
13-63 tract,
13-64 ● a called point of intersection of the east line of the
13-65 Alfred Johnson Survey, A-298, the northernmost corner of the T.C.
13-66 STEVENS SURVEY, A-525 and in the west line of the JOSE MARIA DE LA
13-67 GARZA GRANT, A-15;
13-68 THENCE N 88°43'55" W, a distance of 930.68 feet with the
13-69 following boundary lines:

14-1 ● an upper south line of the said 104.94 acre Manners tract
 14-2 and a lower south line of this tract,
 14-3 ● the north line of the said 75.837 acre Johnson tract,
 14-4 ● crossing the common line of the said T.C. STEVENS SURVEY,
 14-5 A-525 and the said Alfred Johnson Survey, A-298,
 14-6 to a point for corner of the following tracts:
 14-7 ● an upper southwest corner of the said 104.94 acre Manners
 14-8 tract and a lower southwest corner of this tract,
 14-9 ● in the north line of the said 75.837 acre Johnson tract,
 14-10 ● the easternmost southeast corner of a called 110.440 acre
 14-11 tract of land described in a Deed to Working Dog Ranch, LP recorded
 14-12 under CFN 2017098732, MCOPR,
 14-13 ● in the centerline of Bee Creek;
 14-14 THENCE generally in a northerly direction with the center of
 14-15 said Bee Creek, with the westernmost boundary line of the said
 14-16 104.94 acre Manners tract, with the easternmost boundary line of
 14-17 the said 110.440 acre Working Dog Ranch tract and establishing a
 14-18 lower west line of this tract, the following twenty-nine (29)
 14-19 calls:
 14-20 1) N 25°18'32" E, a distance of 48.63 feet to a point for
 14-21 corner,
 14-22 2) N 22°27'19" W, a distance of 36.00 feet to a point for
 14-23 corner,
 14-24 3) N 22°52'33" E, a distance of 29.00 feet to a point for
 14-25 corner,
 14-26 4) N 37°52'42" W, a distance of 29.00 feet to a point for
 14-27 corner,
 14-28 5) S 69°06'43" W, a distance of 62.00 feet to a point for
 14-29 corner,
 14-30 6) N 24°51'27" W, a distance of 26.00 feet to a point for
 14-31 corner,
 14-32 7) N 38°19'39" E, a distance of 69.00 feet to a point for
 14-33 corner,
 14-34 8) N 04°50'33" E, a distance of 32.00 feet to a point for
 14-35 corner,
 14-36 9) N 76°46'14" E, a distance of 34.00 feet to a point for
 14-37 corner,
 14-38 10) N 10°15'37" E, a distance of 24.00 feet to a point for
 14-39 corner,
 14-40 11) N 38°58'27" W, a distance of 28.00 feet to a point for
 14-41 corner,
 14-42 12) N 01°06'33" E, a distance of 30.00 feet to a point for
 14-43 corner,
 14-44 13) N 61°46'33" E, a distance of 31.00 feet to a point for
 14-45 corner,
 14-46 14) N 07°29'33" E, a distance of 34.00 feet to a point for
 14-47 corner,
 14-48 15) N 30°41'27" W, a distance of 70.00 feet to a point for
 14-49 corner,
 14-50 16) N 65°56'33" E, a distance of 63.00 feet to a point for
 14-51 corner,
 14-52 17) N 08°30'33" E, a distance of 49.00 feet to a point for
 14-53 corner,
 14-54 18) N 43°15'33" E, a distance of 35.00 feet to a point for
 14-55 corner,
 14-56 19) N 03°49'27" W, a distance of 22.00 feet to a point for
 14-57 corner,
 14-58 20) N 43°59'33" E, a distance of 53.00 feet to a point for
 14-59 corner,
 14-60 21) N 00°07'27" W, a distance of 90.00 feet to a point for
 14-61 corner,
 14-62 22) S 80°46'33" W, a distance of 41.00 feet to a point for
 14-63 corner,
 14-64 23) N 63°02'27" W, a distance of 37.00 feet to a point for
 14-65 corner,
 14-66 24) N 24°24'23" W, a distance of 84.00 feet to a point for
 14-67 corner,
 14-68 25) N 12°48'34" E, a distance of 90.00 feet to a point for
 14-69 corner,

15-1 26) N 24°57'27" W, a distance of 37.00 feet to a point for
 15-2 corner,
 15-3 27) N 25°17'33" E, a distance of 35.48 feet to a point for
 15-4 corner,
 15-5 28) N 72°27'33" E, a distance of 73.70 feet to a point for
 15-6 corner,
 15-7 29) N 10°27'19" E, a distance of 15.01 feet to a point for
 15-8 corner at the westernmost northwest corner of the said 104.94 acre
 15-9 Manners tract and the southernmost northwest corner of this tract,
 15-10 the easternmost northeast corner of the 110.440 acre Walking Dog
 15-11 Ranch tract and in the south line of a called 67.831 acre tract of
 15-12 land described in a Deed to Thornberry Properties L.L.C. recorded
 15-13 under CFN 2013137435, MCOPR;
 15-14 THENCE S 88°13'52" E, a distance of 850.58 feet with the
 15-15 following boundary lines:
 15-16 ● the westerly north line of the said 104.94 acre Manners
 15-17 tract and the southernmost north line of this tract,
 15-18 ● the south line of the said 67.831 acre Thornberry tract,
 15-19 to a point for corner of the following tracts:
 15-20 ● the northerly interior ell corner of the said 104.94 acre
 15-21 Manners tract and a southerly interior ell corner of this tract,
 15-22 ● the southeast corner of the said 67.831 acre Thornberry
 15-23 tract;
 15-24 THENCE N 01°21'00" E, with the following boundary lines:
 15-25 ● the northernmost west line of the said 104.94 acre Manners
 15-26 tract and a southerly west line of this tract,
 15-27 ● the east line of the said 67.831 acre Thornberry tract,
 15-28 at 439.52 feet, a point for corner of the following tracts:
 15-29 ● the northernmost northwest corner of the said 104.94 acre
 15-30 Manners tract and in a southerly west line of this tract,
 15-31 ● the westernmost southwest corner of the said 131.49 acre
 15-32 Manners tract,
 15-33 in the east line of the said 67.831 acre Thornberry tract,
 15-34 at 1205.90 feet, a point for corner of the following tracts:
 15-35 ● the westernmost northwest corner of the said 131.49 acre
 15-36 Manners tract and in a southerly west line of this tract,
 15-37 ● the southwest corner of the said 187.56 acre Manners
 15-38 tract,
 15-39 ● in the east line of the said 67.831 acre Thornberry tract,
 15-40 continue with the following boundary lines:
 15-41 ● the west line of the said 187.56 acre Manners tract and a
 15-42 southerly west line of this tract,
 15-43 ● the east line of the said 67.831 acre Thornberry tract,
 15-44 ● the east line of a called 219.15 acre tract of land
 15-45 described in a Deed to Norman Conroy recorded in Vol. 619, pg. 759,
 15-46 MCDR, also referred to as Woodland Lakes Addition, an unrecorded
 15-47 subdivision;
 15-48 at a TOTAL DISTANCE OF 3671.52 FEET to a point for corner of
 15-49 the following tracts:
 15-50 ● in the west line of the said 187.56 acre Manners tract and
 15-51 a southerly interior ell corner of this tract,
 15-52 ● the northeast corner of the said 219.15 acre Conroy tract,
 15-53 ● the southeast corner of the said 532.4888 acre Manners
 15-54 tract;
 15-55 THENCE generally in a westerly direction with the south line
 15-56 of the said 532.4888 acre Manners tract and a central south line of
 15-57 this tract and the north line of the said 219.15 acre Conroy tract,
 15-58 the following three (3) calls:
 15-59 ● N 87°06'32" W, a distance of 2129.31 feet to a point for
 15-60 corner in the common line of the said JOSE MARIA DE LA GARZA GRANT,
 15-61 A-15 and the RICHARD WILLIAMS SURVEY, A-596,
 15-62 ● N 87°44'29" W, a distance of 1802.06 feet to a point for
 15-63 corner,
 15-64 ● N 89°32'46" W, a distance of 1057.19 feet to a point for the
 15-65 southernmost southwest corner of the said 532.4888 acre Manners
 15-66 tract and a central southwest corner of this tract, in the north
 15-67 line of the said 219.15 acre Conroy tract and the southeast corner
 15-68 of a called 2 acre tract of land described in a Deed to Cynthia
 15-69 Stubblefield Walker under CFN 2007104519, MCRPR;

16-1 THENCE N 33°11'15" E, a distance of 287.84 feet with the
16-2 following boundary lines:
16-3 ● a southerly west line of the said 532.4888 acre Manners
16-4 tract and this tract,
16-5 ● the east line of the said 2 acre Walker tract,
16-6 to a point for corner of the following tracts:
16-7 ● a southwesterly interior corner of the said 532.4888 acre
16-8 Manners tract and this tract,
16-9 ● the northeast corner of the said 2 acre Walker tract;
16-10 THENCE N 85°32'50" W, a distance of 275.40 feet with the
16-11 following boundary lines:
16-12 ● a lower south line of the said 532.4888 acre Manners tract
16-13 and this tract,
16-14 the north line of the said 2 acre Walker tract,
16-15 to a point for corner of the following tracts:
16-16 ● a southwest corner of the said 532.4888 acre Manners tract
16-17 and this tract,
16-18 ● the northwest corner of the said 2 acre Walker tract,
16-19 ● in the fenced easterly margin of said Rogers Road;
16-20 THENCE generally in a northerly direction with the west line
16-21 of the said 532.4888 acre Manners tract and a lower west line of
16-22 this tract and the fenced easterly margin of said Rogers Road, the
16-23 following eleven (11) calls:
16-24 1) N 29°37'22" E, a distance of 572.10 feet to a point for
16-25 corner,
16-26 2) N 18°19'14" W, a distance of 99.93 feet to a point for
16-27 corner,
16-28 3) N 13°46'19" E, a distance of 67.91 feet to a point for
16-29 corner,
16-30 4) N 02°28'15" W, a distance of 287.64 feet to a point for
16-31 corner,
16-32 5) N 12°22'29" W, a distance of 789.17 feet to a point for
16-33 corner,
16-34 6) N 18°08'26" W, a distance of 264.59 feet to a point for
16-35 corner,
16-36 7) N 22°52'05" W, a distance of 1258.59 feet to a point for
16-37 corner,
16-38 8) N 06°39'44" W, a distance of 176.67 feet to a point for
16-39 corner,
16-40 9) N 07°35'27" E, a distance of 189.92 feet to a point for
16-41 corner,
16-42 10) N 15°07'11" E, a distance of 116.72 feet to a point for
16-43 corner,
16-44 11) N 25°24'45" E, a distance of 212.11 feet to a point for
16-45 corner in a west line of the said 532.4888 acre Manners tract and a
16-46 southerly interior angle corner of this tract and in the fenced
16-47 easterly margin of said Rogers Road;
16-48 THENCE N 82°41'38" W, across said Rogers Road,
16-49 at 79.03 feet <calculated>, a point for corner of the
16-50 following tracts:
16-51 ● the southeast corner of the said 1432.5101 acre Manners
16-52 tract and in a south line of this tract,
16-53 ● in the fenced westerly margin of said Rogers Road,
16-54 ● the northeast corner of a called 2.15 acre tract described
16-55 in a Constable's Resale Deed to Lauren Marie Ahmadian recorded
16-56 under CFN 2020045765, MCOPR,
16-57 continue with the following boundary lines:
16-58 ● a southerly line of the said 1432.5101 acre Manners tract
16-59 and this tract,
16-60 ● the north line of the said 2.15 acre Ahmadian tract,
16-61 at a TOTAL DISTANCE OF 242.88 FEET to a point for corner of
16-62 the following tracts:
16-63 ● an angle corner in a south line of the said 1432.5101 acre
16-64 Manners tract and this tract,
16-65 ● in the north line of the said 2.15 acre Ahmadian tract;
16-66 THENCE S 87°48'07" W, a distance of 284.50 feet with the
16-67 following boundary lines:
16-68 ● a southerly line of the said 1432.5101 acre Manners tract
16-69 and this tract,

17-1 ● the north line of the said 2.15 acre Ahmadian tract,
17-2 to a point for corner of the following tracts:
17-3 ● an angle corner in a southerly line of the said 1432.5101
17-4 acre Manners tract and this tract,
17-5 in the northeast line of the residue a called 137-1/2 acre
17-6 tract of land described in a Deed to Tobe Westmoreland recorded in
17-7 Vol. 68, pg. 516, MCDR;
17-8 THENCE generally with the south and east lines of the said
17-9 1432.5101 acre Manners tract and this tract and the north and west
17-10 lines of the residue of the said 137-1/2 acre Westmoreland tract,
17-11 the following four (4) calls:
17-12 ● S 76°27'30" W, a distance of 443.84 feet to a point for
17-13 corner,
17-14 ● S 88°25'17" W, a distance of 29.40 feet to a point for
17-15 corner,
17-16 ● S 65°23'34" W, a distance of 1254.85 feet to a point for a
17-17 lower interior corner of the said 1432.5101 acre Manners tract, a
17-18 central interior corner of this tract and the northwest corner of
17-19 the said Westmoreland tract,
17-20 ● S 24°28'25" E, a distance of 1447.51 feet to a point for the
17-21 southernmost east corner of the said 1432.5101 acre Manners tract
17-22 and a southerly southeast corner of this tract, in the west line of
17-23 the said 137-1/2 acre Westmoreland tract and the northernmost
17-24 corner of a called 164.5285 acre tract of land described in a Deed
17-25 to William A. Marek, Jr. recorded under CFN 2006001720, MCRPR;
17-26 THENCE S 65°53'56" W, a distance of 3496.08 feet with the
17-27 following boundary lines:
17-28 ● a southeast line of the said 1432.5101 acre Manners tract
17-29 and this tract,
17-30 ● the northerly line of the said 164.5285 acre Marek tract,
17-31 to a point for corner of the following tracts:
17-32 ● a southwest corner of the said 1432.5101 acre Manners
17-33 tract and this tract,
17-34 ● the westernmost corner of the said 164.5285 acre Marek
17-35 tract,
17-36 ● the called east line of Arrowhead Lakes Subdivision,
17-37 Section 1 according to plat recorded in Vol. 7, pg. 55, MCDR;
17-38 THENCE generally in a northerly and westerly direction, with
17-39 the southwesterly interior lines of the said 1432.5101 acre Manners
17-40 tract and this tract and the northerly lines of the said Arrowhead
17-41 Lakes Subdivision, the following four (4) calls:
17-42 ● N 24°56'14" W, a distance of 752.00 feet to a point for
17-43 corner,
17-44 ● S 63°58'23" W, a distance of 246.57 feet to a point for
17-45 corner,
17-46 ● S 31°05'04" W, a distance of 476.60 feet to a point for
17-47 corner,
17-48 ● S 56°11'46" W, a distance of 297.66 feet <calculated> to a
17-49 point at the most westerly southwest corner of this tract and being
17-50 at the approximate intersection of a south line of the said
17-51 1432.5101 acre Manners tract, a north line of the said Arrowhead
17-52 Lakes Subdivision and the boundary line of the extraterritorial
17-53 jurisdiction of the City of Willis (Willis ETJ);
17-54 THENCE with the boundary of the said Willis ETJ, across the
17-55 said 1432.5101 acre Manners tract and establishing a westerly
17-56 boundary line of this tract, the following call:
17-57 ● with a curve to the left, having an arc length of 1776.43
17-58 feet, a radius of 5231.37 feet, a chord bearing of N 01°59'23" W and
17-59 a chord length of 1767.90 feet <calculated based upon GIS data, see
17-60 note no. 4> to a point for an angle corner in a westerly line of the
17-61 said 1432.5101 acre Manners tract and a west corner this tract and
17-62 being in the easterly fenced margin of I&GN Railroad (100 ft.
17-63 Right-of-Way);
17-64 THENCE with the easterly fenced margin of the said I&GN
17-65 Railroad, a westerly line of the said 1432.5101 acre Manners tract
17-66 and this tract, the following three (3) calls:
17-67 ● N 20°39'08" E, a distance of 2741.71 feet <calculated> to
17-68 a point for corner,
17-69 ● with a curve to the left, having an arc length of 1669.21

18-1 feet, a radius of 1960.08 feet, a chord bearing of N 03°44'40" W and
 18-2 a chord length of 1619.23 feet to a point for corner,
 18-3 ● N 28°09'35" W, a distance of 4349.47 feet to a point for a
 18-4 west corner of the said 1432.5101 acre Manners tract and this tract
 18-5 and the southernmost corner of a called 132.3296 acre tract of land
 18-6 described in a Deed to Edward E. Hartline, et ux recorded under CFN
 18-7 9656185, MCOPR;
 18-8 THENCE N 62°22'01" E, a distance of 3534.42 feet with the
 18-9 following boundary lines:
 18-10 ● a northwest line of the said 1432.5101 acre Manners tract
 18-11 and this tract,
 18-12 ● the southeast line of the said 132.3296 acre Hartline
 18-13 tract,
 18-14 ● the southeast line of a called 36.5193 acre tract of land
 18-15 described in a Deed to Rick L. Carter recorded under FCN
 18-16 402-00-0096, MCRPR,
 18-17 to a point for corner of the following tracts:
 18-18 ● a northwesterly interior ell corner of the said 1432.5101
 18-19 acre Manners tract and this tract,
 18-20 ● the easternmost corner of the said 36.5193 acre Marek
 18-21 tract;
 18-22 THENCE N 26°50'53" W, a distance of 1562.36 feet with the
 18-23 following boundary lines:
 18-24 ● a northerly interior line of the said 1432.5101 acre
 18-25 Manners tract and this tract,
 18-26 ● the northeast line of the said 36.5193 acre Carter tract,
 18-27 to a point for corner of the following tracts:
 18-28 ● a northwesterly interior ell corner of the said 1432.5101
 18-29 acre Manners tract and this tract,
 18-30 ● the northernmost corner of the said 36.5193 acre Marek
 18-31 tract;
 18-32 THENCE S 62°27'48" W, a distance of 529.70 feet with the
 18-33 following boundary lines:
 18-34 ● an upper interior line of the said 1432.5101 acre Manners
 18-35 tract and this tract,
 18-36 ● the northwest line of the said 36.5193 acre Carter tract,
 18-37 to a point for corner of the following tracts:
 18-38 ● a southwest corner of the said 1432.5101 acre Manners
 18-39 tract and this tract,
 18-40 ● in the northwest line of the said 36.5193 acre Marek tract
 18-41 ● the easternmost corner of a called 5.0000 acre tract of
 18-42 land described in a Deed to Rick L. Carter recorded under CFN
 18-43 9666189, MCRPR;
 18-44 THENCE N 26°32'15" W, a distance of 929.45 feet with the
 18-45 following boundary lines:
 18-46 ● within the residue of the said 1432.5101 acre Manners
 18-47 tract,
 18-48 ● the northeast line of the said 5.0000 acre Carter tract,
 18-49 to a point for corner of the following tracts:
 18-50 ● a northwesterly interior angle corner of this tract,
 18-51 ● the north corner of the said 5.0000 acre Carter tract;
 18-52 THENCE S 28°20'22" W, a distance of 283.23 feet with the
 18-53 following boundary lines:
 18-54 ● within the residue of the said 1432.5101 acre Manners
 18-55 tract,
 18-56 ● the north line of the said 5.0000 acre Carter tract,
 18-57 to a point for corner of the following tracts:
 18-58 ● an upper southwest corner of this tract,
 18-59 ● in an upper southwest line of the residue of the said
 18-60 1432.5101 acre Manners tract,
 18-61 ● the west corner of the said 5.0000 acre Carter tract,
 18-62 ● in a northeasterly line of the said 132.3296 acre Hartline
 18-63 tract;
 18-64 THENCE N 24°34'56" W, a distance of 1509.81 feet with a
 18-65 southwesterly line of the said 1432.5101 acre Manners tract and
 18-66 this tract and with a northeasterly line of the said 132.3296 acre
 18-67 Hartline tract to the PLACE OF BEGINNING and containing 2510.102
 18-68 acres of land, SAVE AND EXCEPT THEREFROM the hereinafter described
 18-69 3.95 acres within the fenced margins of Rogers Road, leaving a NET

19-1 AREA OF 2506.15 ACRES OF LAND.

19-2 SAVE AND EXCEPT 3.95 ACRE TRACT

19-3 Being a 3.95 acre tract of land located within the
19-4 fenced margins of Rogers Road, a.k.a. Old Willis New Waverly Road
19-5 (county maintained asphalt surface, no Right-of-Way Deed found of
19-6 record), situated in the SAMUEL LINDLEY SURVEY, A-23 and being more
19-7 definitely described by metes and bounds as follows:

19-8 BEGINNING at a point for the northwest corner of this tract,
19-9 the most southerly northeast corner of a called 1432.5101 acre
19-10 tract of land described as PARCEL 4 in a Special Warranty Deed dated
19-11 April 25, 2018 from Apitx 5 LLC to Michael G. Manners, Trustee of
19-12 the Michael G. Manners Revocable Trust Dated September 8,
19-13 2017 recorded in Volume 1322, Page 463, Official Public Records,
19-14 Montgomery County, Texas (MCOPR), the south corner of a called 1.63
19-15 acre tract of land described in a Deed to Halbert L. Martin, Sr. and
19-16 Kathryn L. Martin recorded under Clerk's File Number (CFN)
19-17 2015039488, MCOPR and in the west fenced margin of said Rogers Road;

19-18 THENCE S 26°59'30" E, across said Rogers Road with the north
19-19 line of this tract, a distance of 174.33 feet <calculated> to a
19-20 point for corner of the following tracts:

19-21 ● at the northeast corner of this tract,
19-22 ● the northernmost corner of a called 532.4888 acre tract of
19-23 land described as PARCEL 1 in said Deed dated April 25, 2018 from
19-24 Apitx 5 LLC to Michael G. Manners, Trustee of the Michael G. Manners
19-25 Revocable Trust Dated September 8, 2017 recorded in Volume 1322,
19-26 Page 463, MCOPR,

19-27 ● in the east fenced margin of said Rogers Road;
19-28 THENCE generally in a southerly direction with a fence in the
19-29 east margin of said Rogers Road, with the east line of this tract
19-30 and with the westerly line of the said 532.4888 acre Manners tract,
19-31 the following four (4) calls:

19-32 ● S 00°51'20" W, a distance of 1094.43 feet to a point for
19-33 corner,
19-34 ● S 06°15'10" W, a distance of 172.07 feet to a point for
19-35 corner,
19-36 ● S 19°34'05" W, a distance of 211.74 feet to a point for
19-37 corner,
19-38 ● S 25°24'45" W, a distance of 618.10 feet to a point for
19-39 corner;

19-40 THENCE N 82°41'38" W, across said Rogers Road with the south
19-41 line of this tract, a distance of 79.03 feet <calculated> to a
19-42 point for corner of the following tracts:

19-43 ● the southwest corner of this tract,
19-44 ● a southeast corner of the said 1432.5101 acre Manners
19-45 tract,
19-46 ● in the west fenced margin of said Rogers Road,
19-47 ● in the north line of a called 2.15 acre tract described in
19-48 a Constable's Resale Deed to Lauren Marie Ahmadian recorded under
19-49 CFN 2020045765, MCOPR;

19-50 THENCE generally in a northerly direction with a fence in the
19-51 west margin of said Rogers Road, with the west line of this tract
19-52 and with the easternmost line of the said 1432.5101 acre Manners
19-53 tract, the following four (4) calls:

19-54 ● N 25°12'20" E, a distance of 650.20 feet to a point for
19-55 corner,
19-56 ● N 18°28'57" E, a distance of 186.20 feet to a point for
19-57 corner,
19-58 ● N 06°06'35" E, a distance of 155.11 feet to a point for
19-59 corner,
19-60 ● N 00°49'44" E, a distance of 1249.46 feet to the PLACE OF
19-61 BEGINNING, containing 3.95 acres of land.

19-62 SECTION 3. (a) The legal notice of the intention to
19-63 introduce this Act, setting forth the general substance of this
19-64 Act, has been published as provided by law, and the notice and a
19-65 copy of this Act have been furnished to all persons, agencies,
19-66 officials, or entities to which they are required to be furnished
19-67 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
19-68 Government Code.

19-69 (b) The governor, one of the required recipients, has

20-1 submitted the notice and Act to the Texas Commission on
20-2 Environmental Quality.

20-3 (c) The Texas Commission on Environmental Quality has filed
20-4 its recommendations relating to this Act with the governor, the
20-5 lieutenant governor, and the speaker of the house of
20-6 representatives within the required time.

20-7 (d) All requirements of the constitution and laws of this
20-8 state and the rules and procedures of the legislature with respect
20-9 to the notice, introduction, and passage of this Act are fulfilled
20-10 and accomplished.

20-11 SECTION 4. (a) Section 8061.0307, Special District Local
20-12 Laws Code, as added by Section 1 of this Act, takes effect only if
20-13 this Act receives a two-thirds vote of all the members elected to
20-14 each house.

20-15 (b) If this Act does not receive a two-thirds vote of all the
20-16 members elected to each house, Subchapter C, Chapter 8061, Special
20-17 District Local Laws Code, as added by Section 1 of this Act, is
20-18 amended by adding Section 8061.0307 to read as follows:

20-19 Sec. 8061.0307. NO EMINENT DOMAIN POWER. The district may
20-20 not exercise the power of eminent domain.

20-21 (c) This section is not intended to be an expression of a
20-22 legislative interpretation of the requirements of Section 17(c),
20-23 Article I, Texas Constitution.

20-24 SECTION 5. This Act takes effect immediately if it receives
20-25 a vote of two-thirds of all the members elected to each house, as
20-26 provided by Section 39, Article III, Texas Constitution. If this
20-27 Act does not receive the vote necessary for immediate effect, this
20-28 Act takes effect September 1, 2023.

20-29 * * * * *